

Vancleve 41385

ZIP code · KY · Kentucky > Breathitt County

\$117K

MEDIAN SALE PRICE

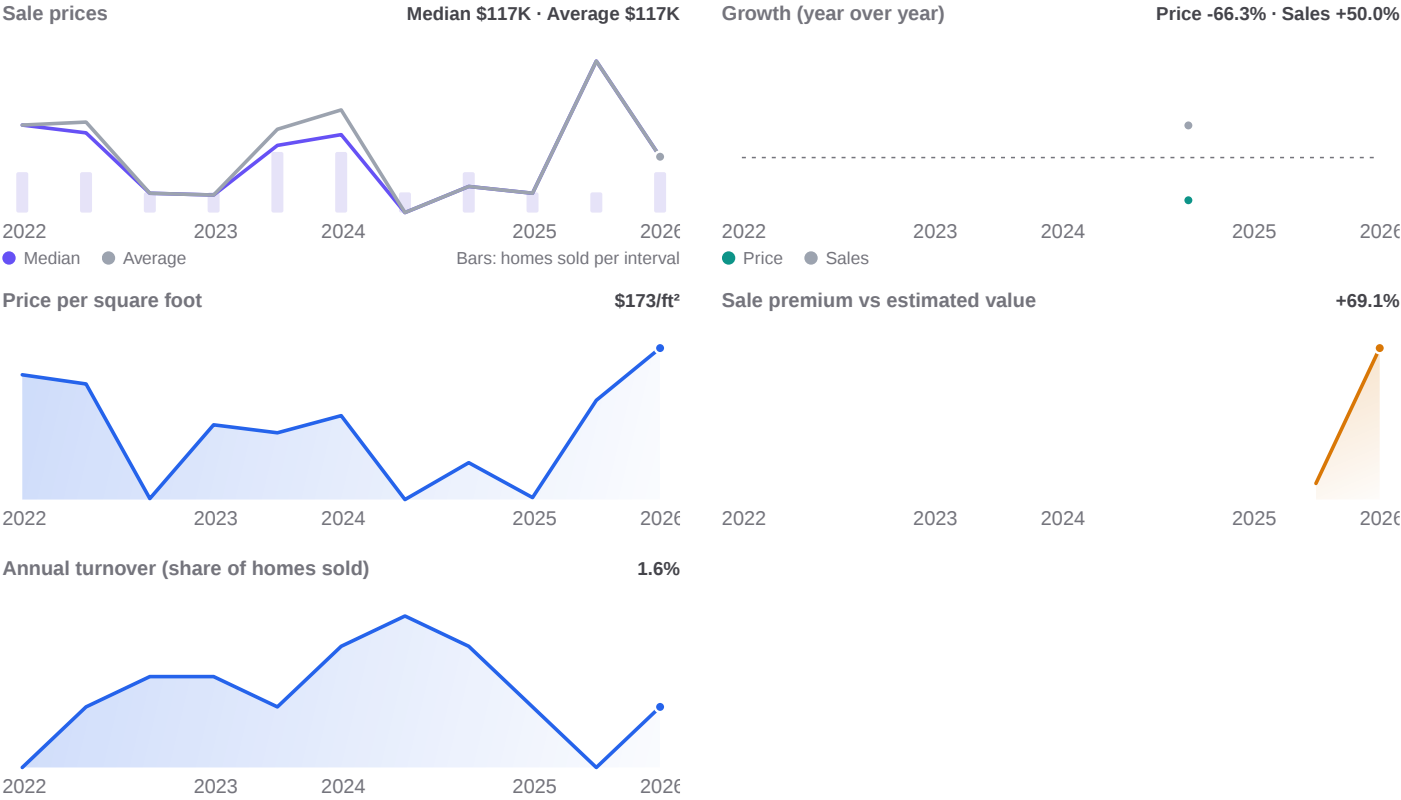
4

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

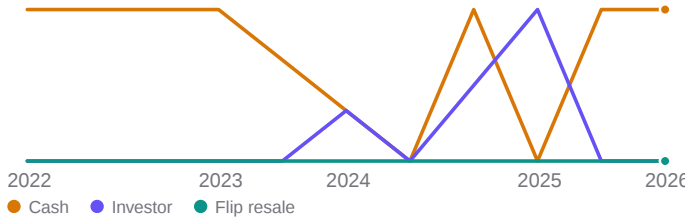
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

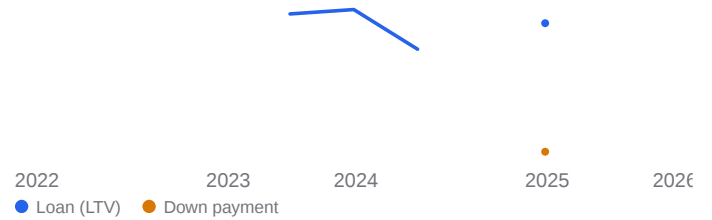
Cash 100% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

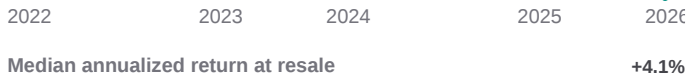
100%

Financing (share of purchase price) Loan (LTV) 92% · Down payment 7.9%



Typical hold before selling

1.6 yrs



Median annualized return at resale

+4.1%

HOUSING STOCK

Homes	253
Median value (AVM)	\$129K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1989
Single family	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	5.3%
Owner occupied	69%
Company owned	1.6%
Median loan-to-value	0%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	381
Density	18 / mi ²
Median household income	\$50K
Average household income	\$58K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	156
Earthquake index (US avg 100)	59
Homes occupied	80%
Bachelor's or higher	12%
Poverty rate	27.7%
Unemployment	1.9%
Average temp	55°F
Annual precip	48 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.